

City Council
Atlanta, Georgia

07-0-0384

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-18
Date Filed: 2-12-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **479-489 Stephens Street, S.W.**, be changed from I-2 (Heavy Industrial) District to the MR-4A (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 86, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

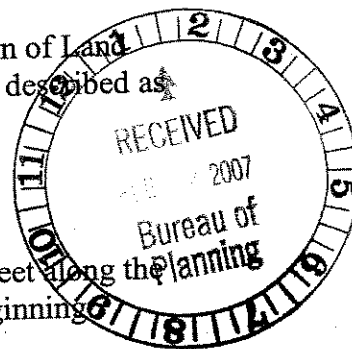
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Legal Description

All that tract or parcel of land being in the City of Atlanta and being a portion of Land Lot 86 of the 14th District of Fulton Count , Georgia being more particularly described as follows:



Tract A & B

Beginning at the East right-of-way of Humphries Street and moving 350.8 feet along the North right-of-way of Stephens Street to a rebar found, and the Point of Beginning

Thence from the Point of Beginning, run North 07 degrees 48 minutes 20 seconds East for a distance of 176.81 feet to a rebar set;

Thence run South 85 degrees 59 minutes 27 seconds East for a distance of 73.99 feet to a rebar set;

Thence run South 87 degrees 06 minutes 55 seconds East for a distance of 3.74 feet to a rebar set;

Thence run South 87 degrees 06 minutes 55 seconds East for a distance of 39.81 feet to a crimp top pipe found;

Thence run South 87 degrees 06 minutes 55 seconds East for a distance of 100.83 feet;

Thence run South 04 degrees 47 minutes 25 seconds West for a distance of 185.39 feet;

Thence run North 82 degrees 51 minutes 48 seconds West for a distance of 99.69 feet;

Thence run North 83 degrees 05 minutes 59 seconds West for a distance of 58.55 feet to a rebar set;

Thence run North 87 degrees 51 minutes 57 seconds West for a distance of 69.54 feet to a rebar found and the Point of Beginning.

Said tract or parcel of land contains a total area of 0.913 acres, or 39,751 sq.ft.

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